

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Annexation #01007

DATE: January 9, 2002

PROPOSAL: To annex 78.153 acres into the City in association with the Thompson Creek preliminary plat.

LAND AREA: Approximately 78.153 acres.

CONCLUSION: This annexation proposal meets the annexation policies of the Southeast Lincoln/Highway 2 Subarea Plan of the Comprehensive Plan and is within the future service limit. This area is contiguous to the city and is generally urban in character. This area is appropriate for annexation once the developer's contributions for necessary infrastructure are determined in an annexation agreement.

Without an annexation agreement which identifies public costs for this development, Planning Commission cannot be expected to act.

<u>RECOMMENDATION:</u>	Deferral
-------------------------------	----------

GENERAL INFORMATION:

LOCATION: Generally located east of S. 56th Street and Union Hill Road

APPLICANT: Thompson Creek, L.L.C.

Hampton Development Services, Inc.
6101 Village Drive, Suite 101
Lincoln, NE 68516
(402) 434-5650

OWNERS: Thompson Creek, L.L.C.

CONTACT: Robert L. Dean
Engineering Design Consultants
630 N. Cotner Blvd - Suite 105
Lincoln, NE 68505

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	AG	Campbell's Garden Center and plant nursery
South:	AG	L.E.S. transmission lines and fields
East:	AG	Agricultural
West:	R-3	Residential

COMPREHENSIVE PLAN SPECIFICATIONS: The area is shown as Urban Residential in the Southeast Lincoln/Highway 2 Subarea Plan. The subarea plan designated this land as Phase II - *areas designated for near term development will be contiguous to existing or planned development but lacking one or more major items of infrastructure, such as arterial road, park or trunk sewer.* (p 197)

UTILITIES: The area proposed for annexation is within Lincoln's future service limit and must be annexed to receive anticipated municipal services.

Sanitary Sewer - A sanitary sewer line must be brought to the site from the Beal Slough system at Pine Lake Road.

Water - Development of the Thompson Creek preliminary plat will require the construction of a 24" water main in S. 56th Street. This main is not included in the City's current C.I.P.

Streets - The Thompson Creek preliminary plat proposes public streets with two access points to S. 56th Street. Street improvement contributions will be addressed in the annexation agreement.

Parks and Trails - The Thompson Creek plat proposes a private mini-park within the subdivision.

Fire Protection - Fire protection is currently provided by the rural fire district. After annexation, protection will be provided by the City of Lincoln.

ANALYSIS:

1. This proposal is in conformance with the annexation policies on page 191 of the Comprehensive Plan, specifically the policies that state:

! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.

- ! Annexation generally implies the opportunity to access all City services (i.e., police, fire). Voluntary annexation agreements may limit or outline the phasing, timing or development of utility services (i.e., water, sewer) and may include specific or general plans for the financing of improvements to the infrastructure and the land uses of the area.
 - ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program (CIP) of the city and the county."
2. This property meets the Comprehensive Plan's policy for annexation because:
- A. It is contiguous to the city limits;
 - B. It is within the Future Service Limit;
 - C. Infrastructure shall be constructed to serve the site.
 - D. It is within Phase II and the developer will have to participate in paying part of the cost to extend urban infrastructure to the site.
3. The developer's contribution to the infrastructure will be determined in an annexation agreement. The agreement will identify public costs for the development and will allow the Planning Commission to make an informed decision regarding the appropriateness of the proposal.

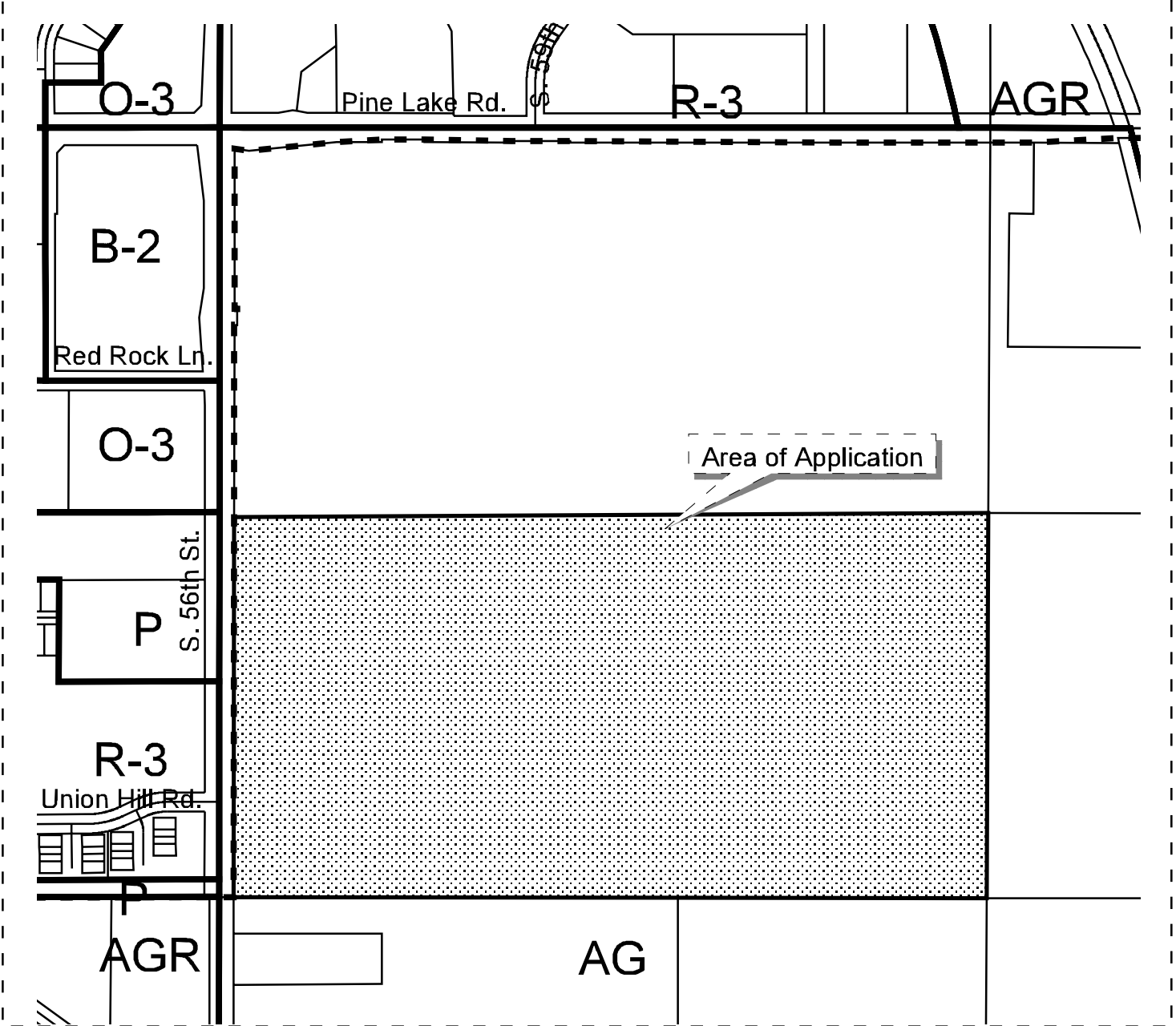
Prepared by:

Jason Reynolds
Planner



Annexation #01007
Thompson Creek
S. 56th & Pine Lake Rd.





Annexation #01007
Thompson Creek
S. 56th & Pine Lake Rd.

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 21 T9N R7E

